

# Hamlet HOA Annual Meeting

12 January, 2022

Meeting @CPN Metro District @ 7404 Yorkshire Dr

**I. Called To Order at 6:05PM by President Millard Foraker**

**II. Verification of Quorum – Minimum 25% of homes represented**

16 Residences present and 10 proxies resulting 26 (43%) residences to surpass quorum of 16 (+25%)

**III. Introduction of 2021 Board Members**

Millard Foraker – President

Wayne Gardner – Director

Pat Kaspar – Treasurer (absent)

Keith Reichelderfer – Director (absent)

Art Pincomb – Secretary

Charley Heard – Business Manager

**IV. Recognition of new neighbors since last Annual Meeting**

Manny & Barbara Fernandez-Quevedo – 39 Tilly Ln

Hanif Jamal and family – 45 Herrn Ln

John & Shelley Pappas – 42Herrn

Don & Pam Vagge – 30 Klingen Gate Ln

**V. Committee Reports**

a) Landscape – Carl Kasper and Peggy Capp - Wayne Gardner, Bob Swedberg, Wayne Schneider, Terry Hensley

b) DRC – John Forsyth (absent), Keith, Millard

1. John replaces Keith as DRC Chairman.

2. Millard reporting:

a. 23 Landscaping/Trim

b. 10 House painting

c. 1 Concrete driveway

d. 11 Deck repair/replacement

e. 1 Deck roof

- f. 3 New gutters
- g. 5 Roll on/off dumpsters
- h. 1 New garage door
- i. Exterior doors
- j. Exterior lighting
- k. AC Condenser unit

### c) Social – Shirley Magner and Medina Jarman

- 1. August Picnic
- 2. Holiday party cancelled due to Gabriel's Restaurant owner Covid-19
- 3. Welcome baskets

### d) Snow - Kent Davis (absent) – Dave Cox, Norb Cygan, Millard

- 1. Ice Slicer/De-Icer - Good for melting, bad for grass and dogs.
- 2. Jan -April 2021 \$6,000, April-Dec \$0, \$8,000 under \$14,000 budget in 2021

## VI. The Year in Review – Millard

- New policies and corresponding R&Rs to comply with new Colorado laws, effective 09-07-2021. 1) signs & flags, 2) xeriscaping (turf grass), 3) solar devices, and 4) policy on record retention.
- Clean up oil spill from skid steer hydraulic fluid oil spill
- Successful lawn sprinkler turn on and off. - Peggy
- Successful Keesen Spring and Fall cleanup. - Carl & Peggy
- Second fire mitigation survey conducted by South Metro Fire Rescue. Focus on removal of junipers
- Wonderful Summer Picnic. - Karla Willoughby, Elaine Hoffman, Shirley, Medina
- Dedication of Kaspar Korner to recognize time and effort Carl puts in to support the Hamlet. - Vern & Jan Cain
- New “package shelves” in the gatehouse. - Charley, Wayne, Daniel Gardner
- Holiday cookies – Judy Foraker, Susan Joseph and all the ladies who baked +60 dozen cookies
- Lamp post and Gatehouse Christmas lights. - Kent & Geri Davis
- Successful Toys for Tots donations
- Removal of Russian Olive (and stump) on exit lane of Burggarten
- Wonderful gift to all homeowners of note cards with gatehouse picture. - Shirley
- Entrance gate operation, hopefully solved. - Lawrence Kitchen and John
- Springtime planting of flowers at entrance. - Geri, Peggy, Judie & Ron Neel and others
- Other deserving thanks for their service to the Hamlet include Wayne Schneider, for shoveling Burggarten sidewalk when it snows but Keesen not contacted; Bob Cheek for locking the gates and Charley for his myriad area of involvement in the Hamlet.

## **VII. Financial Review of 2021 – Charley**

### **a) 2021 year-end financial results**

1. Line 6 Total Receipts of \$154,376.42, \$219.42 Favorable/Higher than 2021 Budget, due to interest rate differences.
2. Line 31 Total Expenditures of \$101,455.02, \$17,053.98 Favorable/Higher than 2021 Budget of \$118,509.00.
3. Line 7 Mowing, Fertilizer, Weed Control - \$6,134.00 Favorable/Less than Budget – fewer mowings + negotiated contract adjustment.
4. Line 14 Street Maintenance \$5,250 Favorable/Less than Budget - postponed to 2022
5. Line 19 Snow Removal \$7,866.77 Favorable/Less due to dry Winter
6. Line 21 Annual Picnic & Winter Party - \$882.09 Favorable/Less than Budget – December Holiday party cancelled
7. Line 25 Legal Services Unfavorable/Greater than Budget due to updating governing documents from new legislation
8. No expenditures from the Reserve Account in 2021.
9. Total Balance in Banks at end of Year \$322,877.11.

## **VIII. Presentation of Board approved financial budget for 2022 - Charley**

1. Line 6 Total Receipts \$158,095 (dues increase to \$215/mo., a 2.4% increase above 2021
2. Line 31 Total Expenses \$120,130, a 27% increase over 2021.
3. Line 32 Net of Receipts minus Expenses \$37,965.
4. Line 33 Major Replacement Expend (from Reserve Study) \$30,900.
5. Line 34 Net after Major Replacement Expend \$7,065
6. Total balance in all Banks at End of Year \$329,942, a 2.2% increase over 2021.

## **IX. Vote to approve 2022 budget**

Motion made by Bob Swedberg, seconded by Wayne Schneider.

Residences voted unanimously to approve budget as presented by the Board

## **X. Reserve Fund Update Art, Charley, Millard**

1. 2021 Update complete – Hamlet HOA is very healthy financially with over 100% Current Funding for Reserve replacement.
2. No expenditures in 2021 from Reserve Fund.
3. \$30,900 allocated in 2022 on Concrete Curbs & Gutters/Water Drainage
4. Asphalt Paving of all roads moved up in schedule – goal is 2023.
5. Electrical wiring for street lights will need to be replaced with asphalt paving
6. Bids for electrical lines and asphalt paving late 2022.

## **XI. Election of new board members**

1. Expiring terms : All 5 Board of Directors – Millard, Keith, Wayne G, Art, Pat
2. Nominated for Board of Directors – President Millard F. explained there would be a secret ballot vote for the board as there were more nominees than open positions. He did a brief review of each nominee and a secret ballot vote was conducted. The votes were counted by Charley H., Bob S., and Wayne G.
3. Elected Board of Directors
  - a. Art Pincomb
  - b. Pat Kaspar
  - c. John Forsyth
  - d. Bruce Kramlich
  - e. Louis Moore
4. Within 30 days the new board will meet to elect officers and assign term lengths for a staggered 3/2 year term length split

## **VIII. Motion to Adjourn Annual Meeting**

Bob Swedberg made motion to adjourn, Seconded by Carl. Residences voted unanimously to approve to adjourn. Annual meeting adjourned at 8:30PM